098.0	0005	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,143,000 / 1,143,000
					USE VALUE:	1,143,000 / 1,143,000
					ASSESSED:	1,143,000 / 1,143,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		BRADLEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAKSOUDIAN TOROS
Owner 2:	MURPHY EMILY
Owner 3:	
Street 1:	35 BRADLEY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MURPHY RICHARD S & JANE B -
Owner 2:	-
Street 1:	35 BRADLEY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,445 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1932, having primarily Vinyl Exterior and 2957 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8445.000	669,800	1,900	471,300	1,143,000
Total Card	0.194	669,800	1,900	471,300	1,143,000
Total Parcel	0.194	669,800	1,900	471,300	1,143,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 386.57 | /Parcel: 386.5

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 63950

GIS Ref

GIS Ref

Insp Date 10/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 098.0-0005-0010.0

!7972!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	669,800	1900	8,445.	471,300	1,143,000	1,143,000	Year End Roll	12/18/2019
2019	101	FV	498,900	0	8,445.	471,300	970,200	970,200	Year End Roll	1/3/2019
2018	101	FV	498,900	0	8,445.	404,000	902,900	902,900	Year End Roll	12/20/2017
2017	101	FV	498,900	0	8,445.	377,100	876,000	876,000	Year End Roll	1/3/2017
2016	101	FV	498,900	0	8,445.	323,200	822,100	822,100	Year End	1/4/2016
2015	101	FV	479,300	0	8,445.	289,500	768,800	768,800	Year End Roll	12/11/2014
2014	101	FV	479,300	0	8,445.	268,000	747,300	747,300	Year End Roll	12/16/2013
2013	101	FV	479,300	0	8,445.	255,500	734,800	734,800		12/13/2012

PRINT

Date	Time
12/10/20	22:34:04

LAST REV

Date	Time
06/19/19	11:20:51

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7972

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURPHY RICHARD	55199-2		8/17/2010		760,000	No	No		
MURPHY RICHARD	54352-251		3/1/2010	Estate/Div	355,000	No	No		
MURPHY DANIEL	22408-441		6/20/1994		1	No	No		A

USER DEFINED

Prior Id # 1:	63950
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	1998
LandReason:	CM
BldReason:	Add
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/8/2010	158	Addition	90,000					GUT & ADD 2ND FLOO

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2018	MEAS&NOTICE	BS	Barbara S
6/22/2010	MLS	BR	B Rossignol
6/3/2009	Measured	189	PATRIOT
11/9/1999	Mailer Sent		
10/19/1999	Measured	163	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8445		Sq. Ft.	Site		0	70.	0.80	4									471,348						471,300	

Total AC/HA: 0.19387 | Total SF/SM: 8445 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 471,348 | Spl Credit | Total: 471,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.14715910
Const Adj.:	0.99989998
Adj $ / SQ:	143.381
Other Features:	130037
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	702095
Depreciation:	32296
Depreciated Total:	669799

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

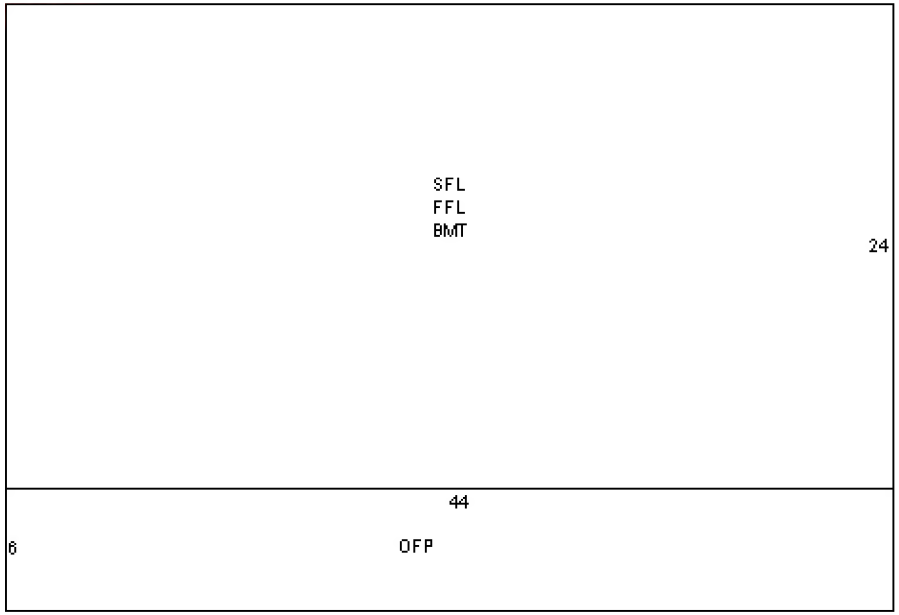
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	190.70
Special Features:	0	Val/Su Net:	195.16
Final Total:	669800	Val/Su SzAd	317.14

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,056	84.310	89,029
FFL	First Floor	1,056	143.380	151,410
SFL	Second Floor	1,056	143.380	151,410
OFP	Open Porch	264	22.750	6,005

Net Sketched Area:	3,432			Total:	397,854
Size Ad	2112	Gross Are	3432	FinArea	2957

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	80	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 098.0-0005-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	18X18	A	AV	2013	3.41	T	5	101			1,000			1,000
22	Wood Deck	D	Y	1	7X8	A	AV	2016	16.00	T	5	101			900			900
2	Frame Shed	D	Y	1	8X8	A	AV	2015	0.00	T	3.2	101						

More:	N	Total Yard Items:	1,900	Total Special Featues:		Total:	1,900